

Parakeet Design Proposals

256 Kentish Town Rd,
London NW5 2AA
March, 2025



1 Introduction

The proposals put forward in this document seek to create a sensitively designed rear first floor extension in-keeping with the existing building to provide much needed ancillary space and suitable plant enclosure for the new kitchen extract and ventilation equipment.

In 2024 The client sought retrospective consent for the essential plant and proposed screening treatment, which was refused.

The client has now appointed a full consultant team to design a suitable extension and plant enclosure to facilitate the continued running of the successful public house and ensure that the facilities allow the high quality service provided to continue and to ensure the building is smart and considerate to both its heritage and its neighbours.

2 Site

Formerly known as the Oxford Tavern, this pub and restaurant occupies a prominent corner site on Kentish Town Road and Islip Street. The pub was bought in 2022 and underwent refurbishment to give the much needed loving care required for a tired building with a failing reputation. The Columbo Group created the Parakeet and returned the building to its former glory as a key community asset and much loved restaurant which has received glowing reviews in the 2 years since it opened its doors.

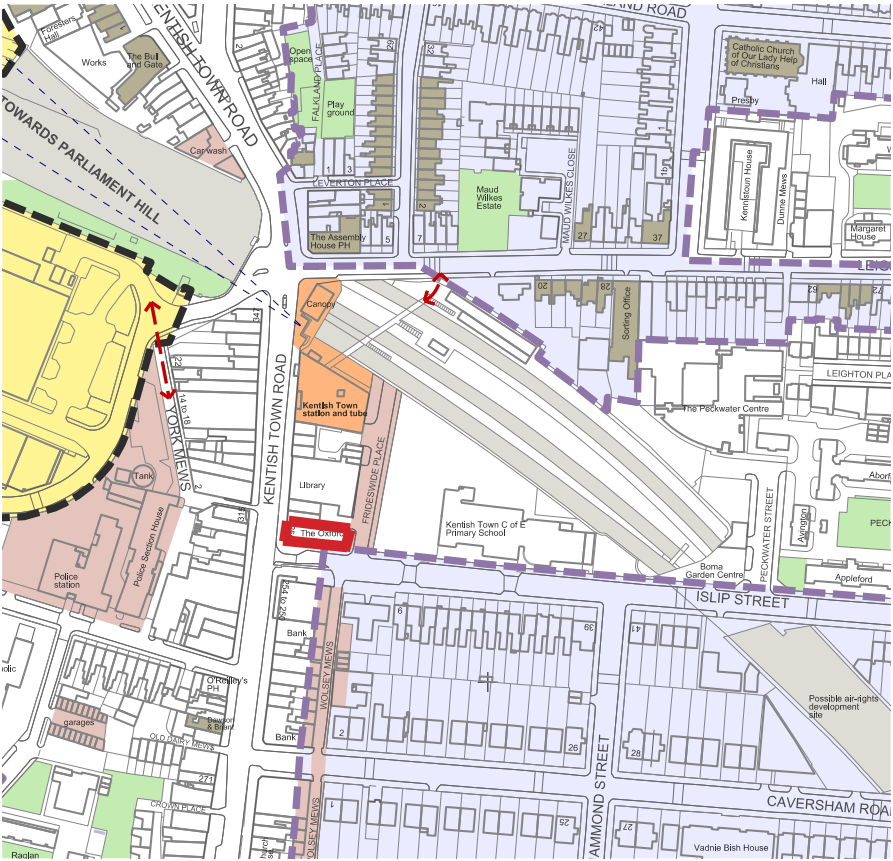
The building is a public house dating from the Mid 19th Century and is a 3-storey building fronting onto Kentish Town Road. The side elevation steps down to a single storey element at the rear of the property fronting onto a rear service road.

The building does not sit within a conservation area, but does sit on the boundary with the Bartholomew Estate Conservation Area and while not listed, it has been locally listed due to its architectural and townscape significance.

The Local listing includes the following description:

“Mid 19th century public house on corner site. Grey brick with stucco decoration and timber joinery. Although the immediate neighbours have been redeveloped it still reflects the scale and form of this building by virtue of its similar roofline and building line. It relates very closely to the high quality terraces to the south (234-248 & 204- 208/218-228) and contributes much to the quality and consistency of the townscape, and provides a strong marker to this particular corner, which is an entrance to the Bartholomew Estate Conservation Area.”

The Bartholomew Estate Conservation Area consists of three mid-19th century estates: the Christ Church Estate, Dartmouth Family Estate and St Bartholomew Hospital Estate. Each estate, which form the sub-areas of the conservation area, were speculatively developed on a loose grid reflecting the original field pattern. Characterised by terraced and semi-detached houses, its main streets run east-west, linked by narrower north-south streets. The street pattern and building line is broken by the Midland Railway (built 1864-67) which passed through the area after its development. The buildings within the conservation area are typically set back behind front gardens and boundary walls and share a uniform palette of yellow stock brick, slate roofs, and stucco details, though their decorative features vary. The site is located directly adjacent to the boundary of the conservation area and so is within its immediate setting.



Kentish Town Neighbourhood Plan

KEY

- Listed building
- Conservation area
- Site Specific Policies
- Kentish Town Industry Area
- Kentish Town Potential Development Area (KTPDA)
- Green and Open Spaces Policies
- Kentish Town Square and Station
- Possible pedestrian or cycle link
- Kentish Town Neighbourhood Area Boundar
- Conservation Area Boundary



Historic View - Circa 1904

(Credit - Vincent O'Loughlin)



Current View - 2025

(Credit - DGA Architects)

3 Historic Development of the Site

The site first appears on the 1873 OS Map which shows a public house occupying the front half of the site, and an enclosed yard to the rear which is accessed off Islip Street.

The 1887 Goad Insurance Plan shows the yard as having been in-filled to create a Billiards room. This appears to have been demolished by the time of the 1895 OS Map, which shows the rear of the site as having been returned to a yard with an outrigger extension along the northern boundary of the site.

The 1945 Bomb Damage Map demonstrates that parts of Kentish Town sustained significant damage, with the buildings to the north of the site totally destroyed or destroyed beyond repair. The site and the terraced property at 2 Frideswide Place are depicted as having sustained general blast damage.

An aerial image from 1945 demonstrates that the existing flat-roofed rear projections had been developed by this time and OS Maps indicate that the terraced housing on Frideswide Place was demolished and replaced by the existing buildings to the north of the site at some time between 1954 and 1963.

This analysis suggests that both the south and north elevations of the single storey rear projection are historic and that the extensions which infill the historic yard between these two walls likely date from the early-20th century.



1873 OS Map



1887 Goad Plan



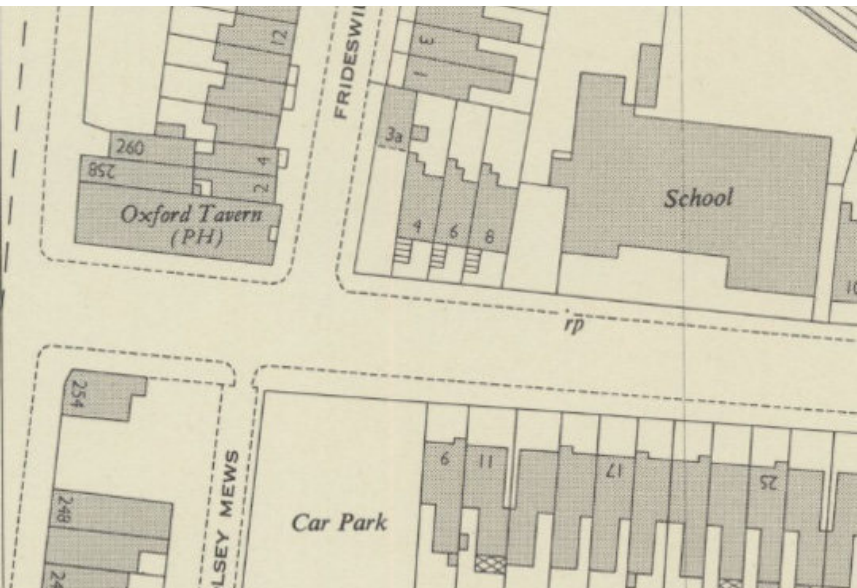
1895 OS Map



1945 bomb damage map



1945 aerial photo



1954 OS Map

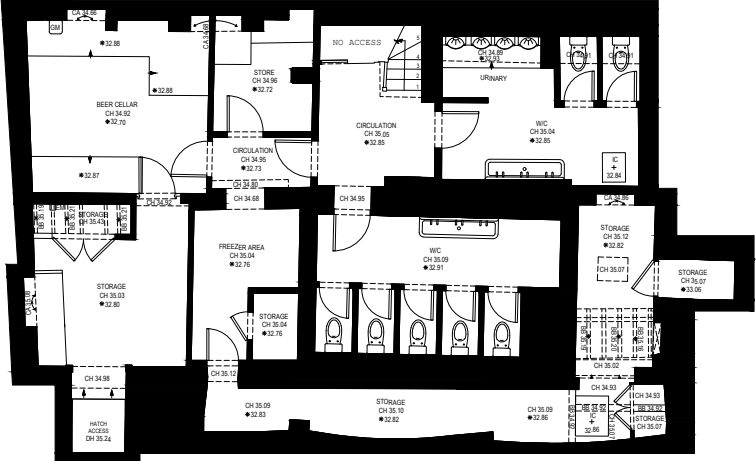
A photograph of a residential street in Glasgow. The scene shows a row of multi-story buildings. The building in the foreground is a mix of brick and concrete, with visible graffiti on its upper levels. A white van is parked on the left side of the road, and a black car is further down the street. The sky is clear and blue, and the overall atmosphere is bright and sunny.

3 Existing Layouts

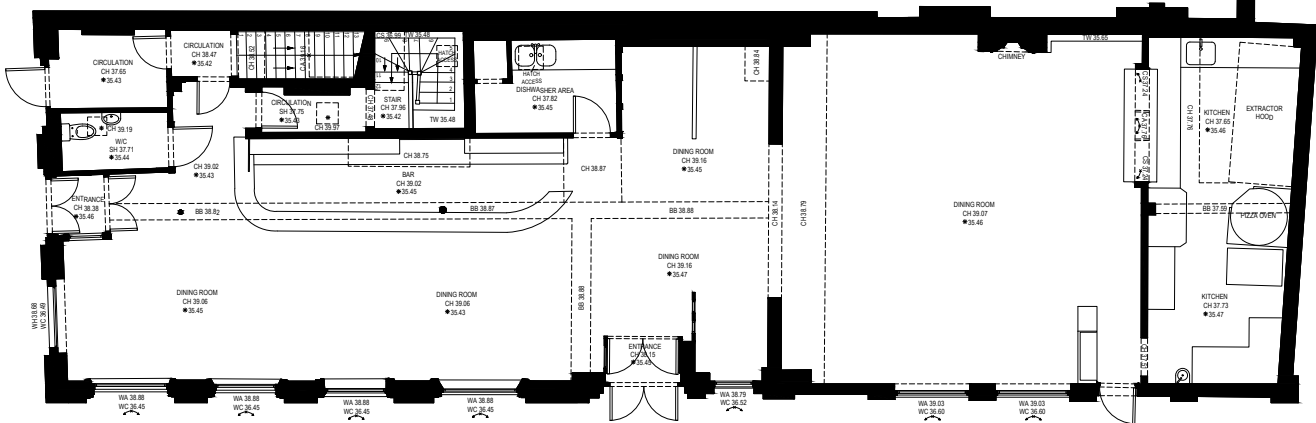
The existing layout provides a front of house public bar and rear restaurant space at ground floor level with ancillary spaces at basement level.

Private dining facilities and the main kitchen are provided at first floor level with the rear flat roof area currently used for plant and storage.

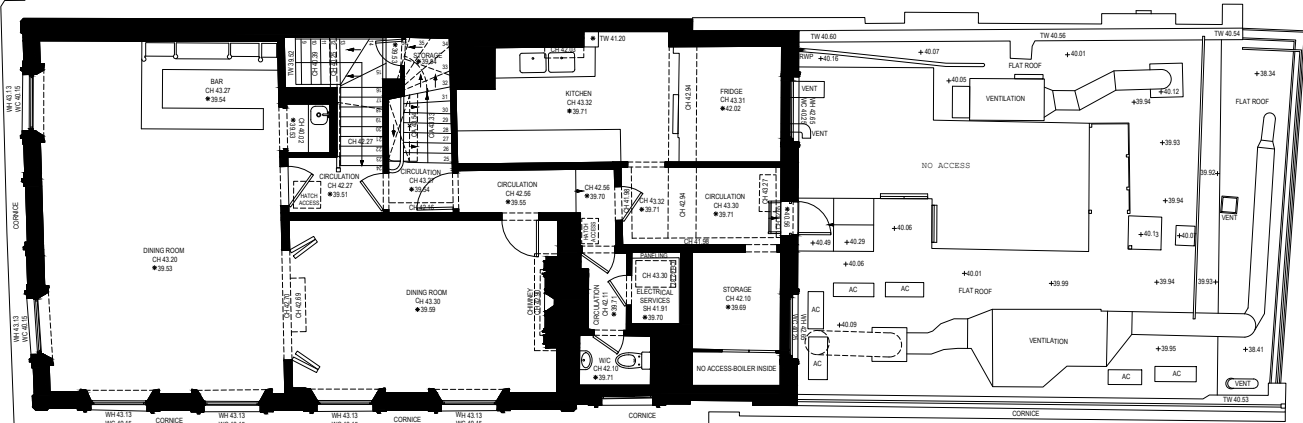
The second floor would have originally been the former 'Landlord's Flat' which has been used as ancillary storage space for many years.



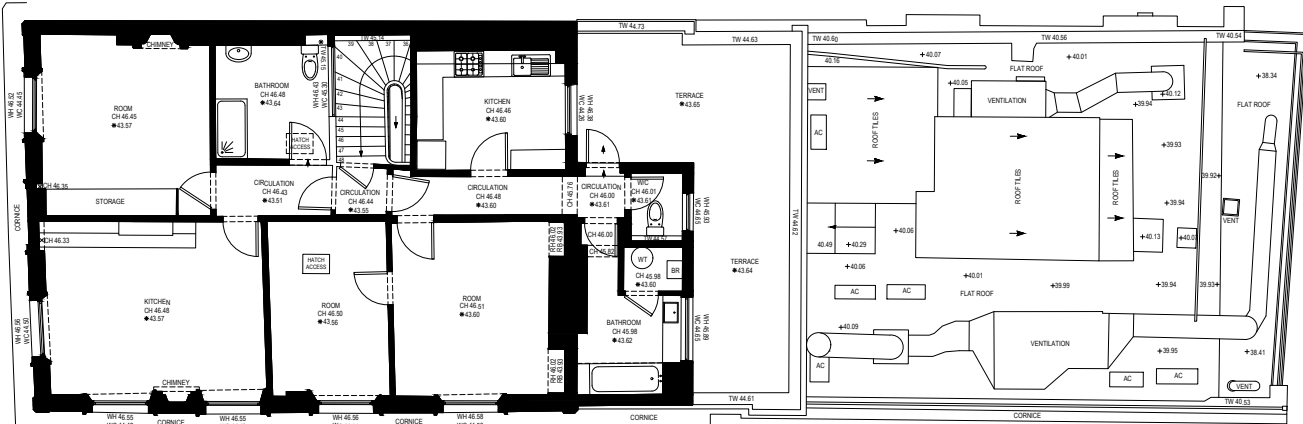
EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR PLAN



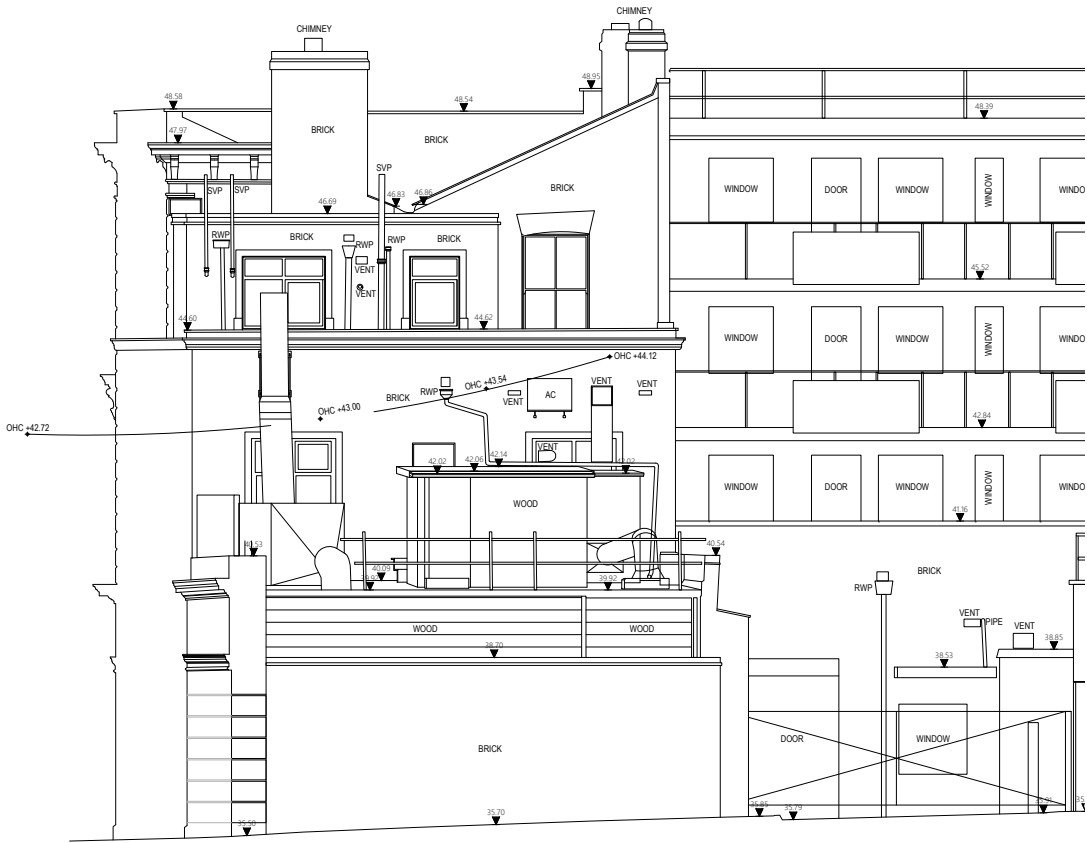
EXISTING SECOND FLOOR

4 Existing Elevations

The existing front and side elevations present the historic frontage to both Kentish Town Road and Islip Street.

The side elevation fronting onto Islip Street steps down along its length to a high single storey element with current roof plant and screening arrangements.

The rear elevation fronts onto Frideswide Place, which has the appearance of a rear service road. The rear elevations along Frideswide Place are largely modern industrial appearance buildings and service yards with visible plant and enclosures.



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

5 Proposals

It is proposed that the current plant and screening arrangements to the rear flat roof area are removed and a new extension is built to raise the rear / side element to two storeys. The new enclosure will remain subservient to the existing 3 storey corner element. This new extension would match the existing building in materials would continue the stucco render cornice and a simpler window surround to maintain the window rhythm of the ground and adjacent first floors.

The proposed extension would provide a new enclosed space allowing for plant room, storage and kitchen facilities, with the very rear section being left as a walled external space sensitively screening the necessary ventilation and kitchen plant.

On review of available historic photo's of the rear of the property, the immediate neighbour appears to have been at least a two-storey building previously and further along Frideswide Place the other buildings are two-storey.

To turn the ailing building and business around required significant investment & a keen eye to provide the facilities that would enable the restaurant to deliver and succeed. A vital part of this process was to update the kitchen and ventilation plant needed which is both more efficient and environmentally better.



View of along Frideswide Place showing existing plant and 2 storey buildings

(Credit - DGA Architects)



Historic View of rear elevation the public house- Circa 1905

(Credit - John Carnaby)

6 Proposed Kitchen & Ventilation Plant Location

Commercial kitchens require commercial grade extract systems and ventilation systems to operate properly and to meet required regulations. This equipment is large and needs to be designed and located to work efficiently, reduce noise and mitigate odour. This plant needs to be located externally and in close proximity to the kitchen.

256 Kentish Town Rd is an existing building whose footprint covers the entirety of its boundary and therefore the only available external plant spaces available are at roof level. There are 4 roof locations available for consideration:

Existing main roof fronting onto Kentish Town Rd - RED

This roof is a butterfly roof concealed to the front and side by a parapet wall, but exposed to the rear elevation. It would not be appropriate to locate plant at this level as it would be highly visible, affect the appearance of the historic roof form, be closer to residential windows (the rear of 258-268 Kentish Town Rd) and would be too far from the kitchen areas requiring less efficient and larger kit and external duct runs to accommodate it.

This location is not suitable for any plant.

Existing second floor rear terrace - ORANGE

This flat roof terrace area is located at second floor level to the rear of the property. It would not be appropriate to locate plant at this level as it would be highly visible, the area of roof is not large enough to accommodate the required plant and it would be closer to residential windows (the rear of 258-268 Kentish Town Rd) it is also too far from the ground floor rear kitchen area.

This location is not suitable for any plant.

Proposed new flat roof over new first floor extension - YELLOW

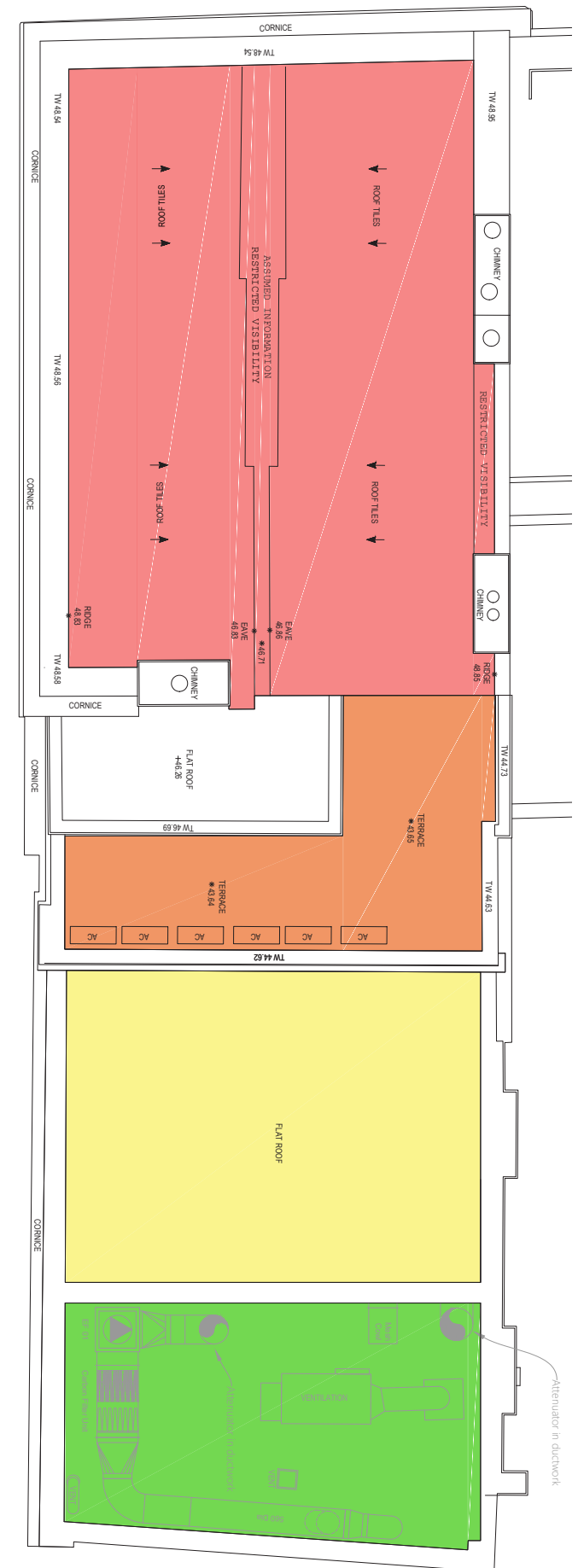
This proposed new flat roof area is well located to serve both the first floor and ground floor kitchen areas and would be large enough to accommodate the required amount of plant. It would not be appropriate to locate plant at this level as it would be highly visible, be closer to residential windows (the rear of 258-268 Kentish Town Rd).

This location is not suitable for any plant.

Proposed new roof-level enclosure within first floor extension - GREEN

The proposed plant area has been designed at first floor level within an open enclosure as part of the proposed first floor rear extension. This proposed location sits close enough to both kitchen areas, it is located at the rear of the property (away from neighbouring windows), it is the optimum size (please note that an internal plant area has also been created for plant which can be accommodated internally to help keep the external plant area to a minimum), it is screened off by the proposed enclosure to conceal the plant which helps control visual, acoustic and odour impacts. Plant areas to neighbouring properties are all in similar locations.

This location is deemed the most suitable location for plant.



7 Proposed Kitchen & Ventilation Plant Equipment

The existing kitchen extraction canopy and supply system will be adapted and supplemented with new equipment meet DW142.

Extract capacity:

2.81 m3/sec

Odour Mitigation:

Carbon filters dwell time at 0.1 - 0.2 secs (Jasun – Picture 01)
The high velocity discharge terminal will be a 500 dia with a velocity of 14.3 m/sec (Picture 02)

Noise Attenuation:

The attenuators will be in-line attenuators at 630 dia. (Picture 03)

The fan will be a Systemair MUB 100 630 EC (Picture 04)



Picture 02



Picture 01



Picture 03



Picture 04

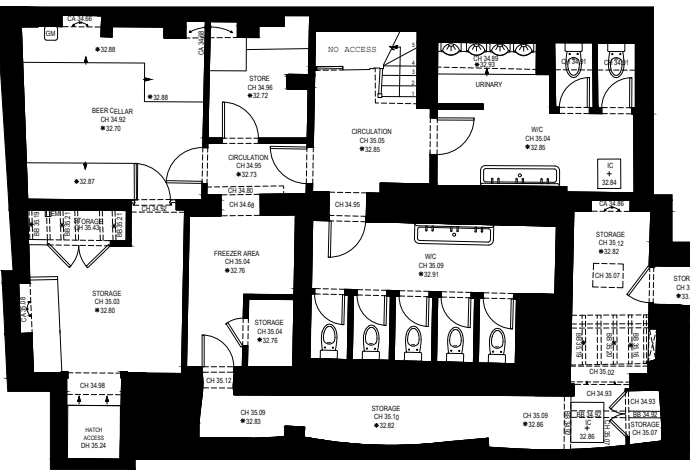
8 Proposed Plans

The proposals retain the layouts and usage of the ground and basement levels.

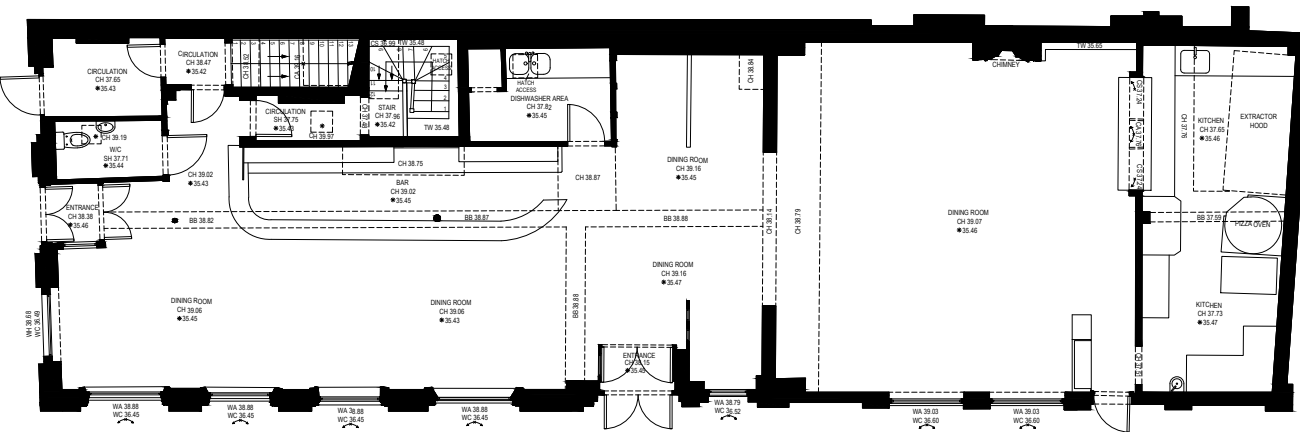
At first floor level a new rear extension is formed to allow the existing kitchen facility to expand and be reconfigured, providing much needed storage facilities and plant areas.

There will also an open walled enclosure to accommodate the ventilation and kitchen plant requirements.

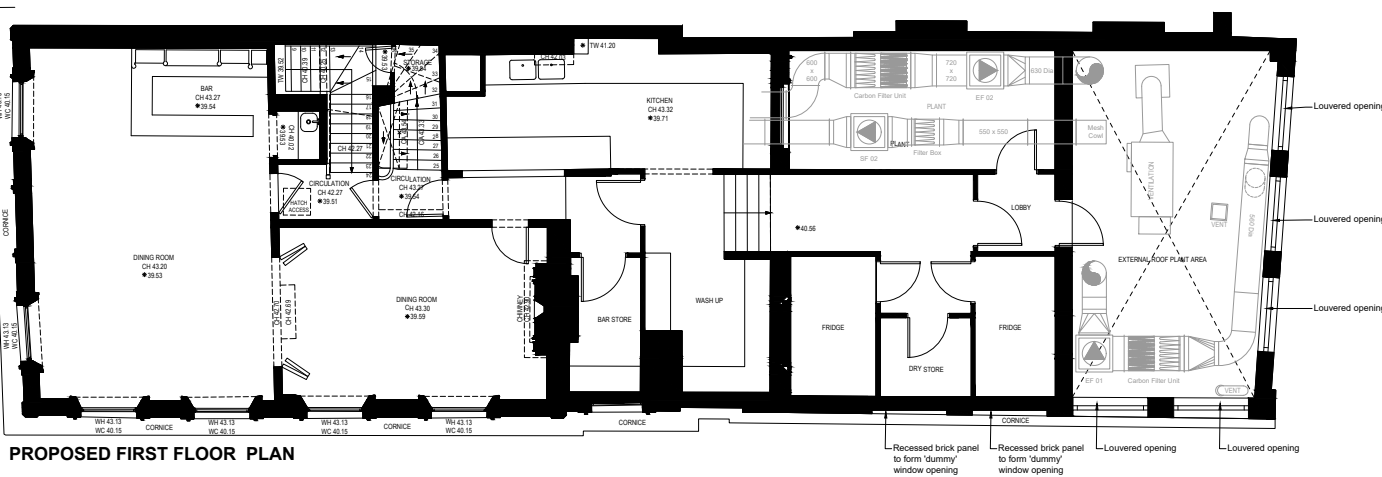
The second floor level is internally re-planned to provide new WC & staff facilities as well as a new private dining room, allowing the space to reflect the same grand interior as the lower floors and bringing storage areas into public use.



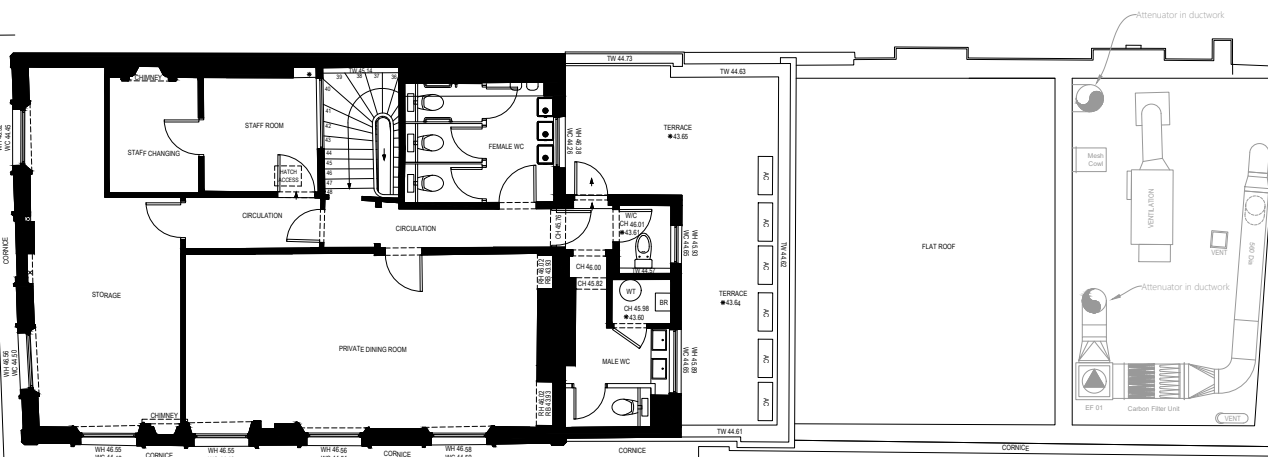
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

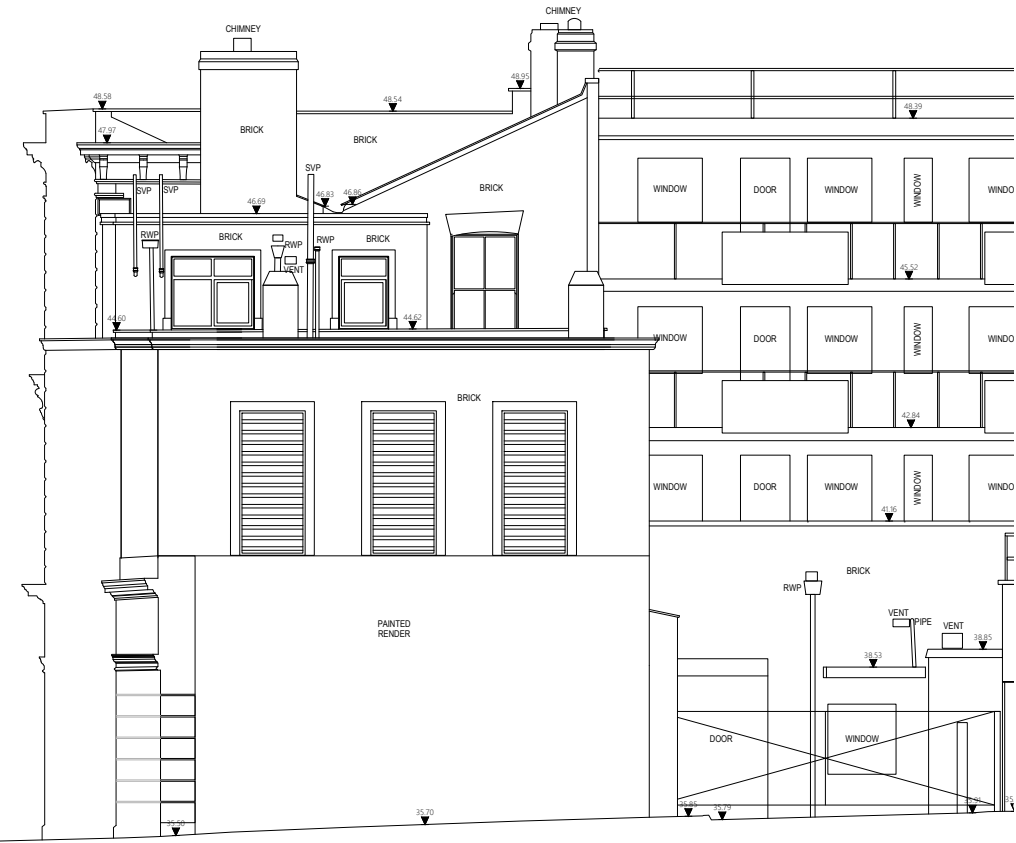
9 Proposed Elevations

The existing front and side elevations retain their historic frontage to both Kentish Town Road and Islip Street.

The side elevation fronting onto Islip Street still steps down along its length even with the proposed new first floor extension. Dummy window panels and louvred openings maintain the rhythm of the ground floor and first floor windows and provide relief to the facade.

Proposed bespoke painted timber louvred screens will be designed to reflect the character and style of the building (louvres shown in elevations and views are indicative only)

The rear elevation fronts onto Frideswide Place continues the rhythm proposed for the new first floor extension and provides a smart bookend to the corner of Islip Street & Frideswide Place.



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

10 Existing & Proposed Views



Existing 3D side view from Islip Street



Proposed 3D side view from Islip Street

11 Existing & Proposed Views



Existing 3D rear view from Islip Street



Proposed 3D rear view from Islip Street

12 Existing & Proposed Views



Existing 3D front view from Islip Street



Proposed 3D front view from Islip Street

13 Existing & Proposed Views

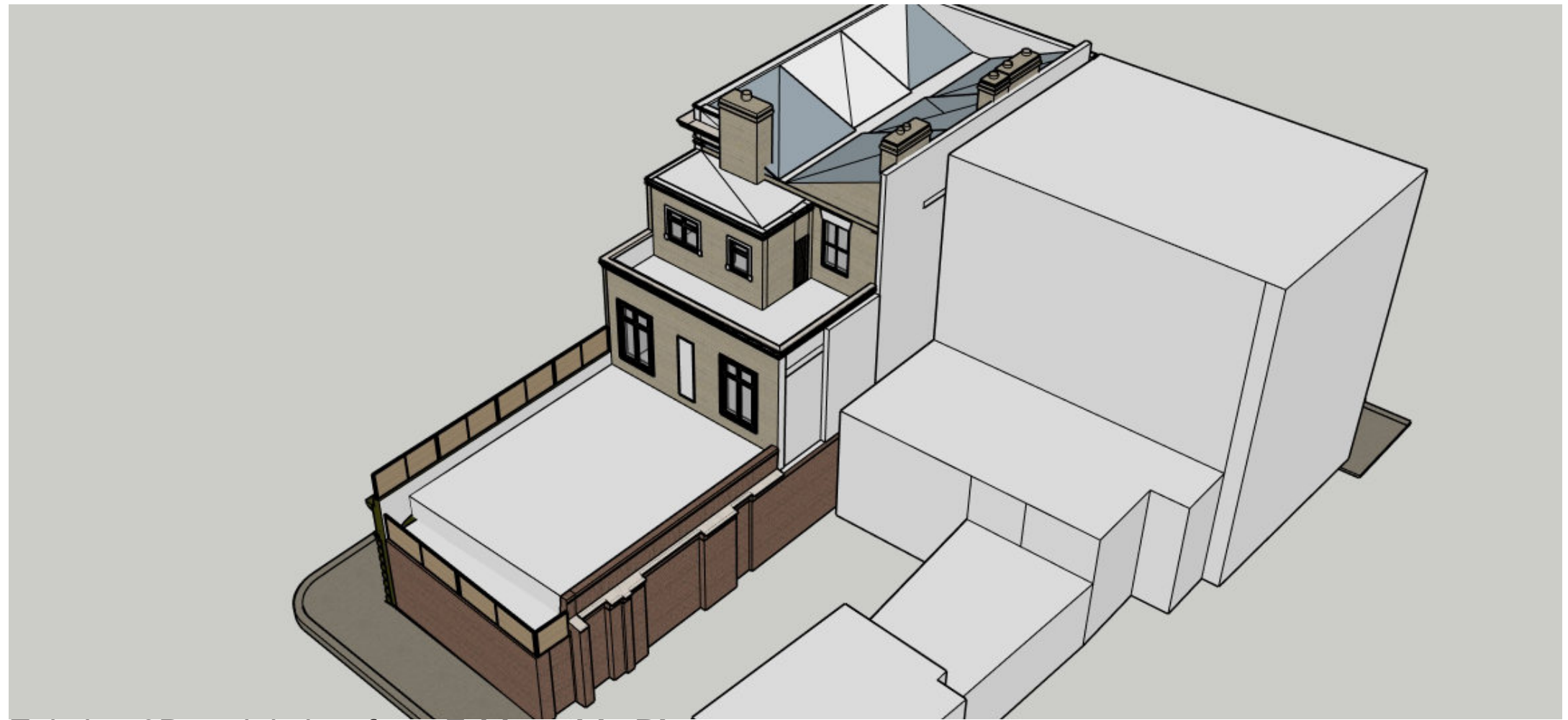


Existing 3D aerial view from Islip Street



Proposed 3D aerial view from Islip Street

14 Existing & Proposed Views



Existing 3D aerial view from **Frideswide Place**



Proposed 3D aerial view from Frideswide Place

15 Summary

For many years the local pub has been a backbone of the community providing social and community services. In recent years we have steadily seen the sad demise of local pubs and as their popularity and viability has diminished they have been lost at an alarming rate.

Pre Covid, public houses were in slow decline with many finding it hard to succeed in the modern world. Covid and its impact has had a dramatic effect on the food & beverage industry and many public houses closed during the pandemic never reopened!

In order to be viable now, it is vital to provide a high quality service and be more than just a pub. Columbo Group acquired this pub with a desire to make it a destination venue and a pub the community (of which they are residents)are proud of and one which will succeed. In the 2 years since they refurbished the pub and opened its doors again, the Parakeet has garnered some fantastic reviews for their food and venue and the pub now draws in people from all around as well as still serving the local community. A significant factor in this is the quality of food provided and in order to maintain this, professional kitchen facilities and ventilation plant are required and this needs to be sensitively accommodated on site, which we feel the proposals brought forward in this document successfully achieve.